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18-101 Enforcement: It shall be the duty of the Zoning Administrator to enforce the provisions of these Regulations and to refuse to issue any permit for any building, or for the use of any premises, which would violate any of the provisions of these Regulations. It shall also be the duty of all officers and employees of Geary County, Kansas, to assist the Zoning Administrator by reporting any seeming violation in new construction, reconstruction or land use. In case any building is erected, constructed, reconstructed, moved, altered, repaired or converted or any building or land is used in violation of these Regulations, the Zoning Administrator is hereby authorized and directed to institute any appropriate action to put an end to such violation.

18-102 Building Permit: No building, structure, or addition thereto constructed, built, moved, remodeled or reconstructed after the effective date of these Regulations shall be occupied or used for any purpose; and no land vacant on the effective date of these Regulations shall be used for any other purpose; and no use of any land or structure shall be changed to any other use, unless a building permit shall first be obtained from the Code Enforcement Department and having the Zoning Administrator certify that the proposed use or occupancy complies with all the provisions of these Regulations.

18-103 Application for Building Permit: The application for a building permit shall be made on forms provided by the Code Enforcement Officer and shall be accompanied by a site plan of the real estate upon which said application is made. Said site plan shall be prepared as required by the adopted building codes.

18-104 Fees: An application for a building permit shall be accompanied by such fee as shall be officially specified by resolution of the Governing Body from time to time.

18-105 Issuance of Building Permit: A building permit shall be either issued or refused by the Building Code Official as provided in the adopted building codes.

18-106 Revocation of Building Permit: A building permit issued in accordance with the provisions of these Regulations may be revoked by the Zoning Administrator if he finds that prior to the completion of the structure for which the permit was issued there is a departure from the approved plans, specifications and/or requirements or conditions required under the terms of the building permit, or the same was issued under false representation, or that any other provisions of these Regulations are being violated.

18-107 Stop Order: Failure, refusal or neglect of any property owner, or his authorized representative, to apply for and secure a valid building permit, including the payment of the prescribed fee, shall be reason for the issuance of a "stop order" by the Building Code Official. Said stop order shall be posted on or near the property in question, in a conspicuous place and no further construction shall proceed. Where such construction has proceeded without filing for and receiving a valid permit, the fee for the issuance of a subsequent building permit shall be subject to the penalties for such action as established by the adopted building codes.

18-108 Period of Validity: A building permit shall become null and void as specified by the policies and procedures of the Code Enforcement Office.

18-109 Certificate of Occupancy: No new or existing building or structure shall be occupied or used, and no change in the character or use of land or of a building shall occur, until a certificate of occupancy has been issued by the Code Enforcement Office, which shall include a certification that such building or use complies with all requirements of these Regulations and other applicable Geary County rules and regulations.

18-110 Reports: The Zoning Administrator shall periodically report in writing to the Governing Body and Planning Commission a summary of all building permits and certificates of occupancy issued during the preceding period, giving details of any permitted variations, as well as the current status of all applications in process for amendments, conditional uses, appeals, and variances. Such report shall include comments on any problems encountered in the administration of these Regulations which may need correction by amendment to these Regulations.

18-111 Administrative Permit: A manufactured home or recreational vehicle on an individual lot may be authorized by the Zoning Administrator, on an emergency basis for a period not to exceed one (1) year, on any lot where the permanent dwelling unit has been destroyed by fire, storm or other such calamity and the dwelling unit has been rendered uninhabitable. If the authorization for the emergency placement of such manufactured home or recreational vehicle unit lasts longer than one (1) year, a Special Exception may be granted by the Board of Zoning Appeals for an additional period of time, provided, the procedures for approval of Special Exceptions outlined in Article 17 herein are followed.

18-112 Vesting of Development Rights: In conformance with the provisions of K.S.A. 12-764, and any subsequent amendments, the following shall apply:

1. The rights of landowners of properties platted or subdivided for residential development shall be protected for use of said land for the intended residential purposes for a period of five (5) years from the time in which such property was first platted or subdivided, provided:
 - A. Verifiable evidence is presented showing the date in which said plat or subdivision of land was first created. Acceptable evidence shall be: signed and sealed certificates or plats of survey from a Registered Land Surveyor showing the several lots proposed to be created, either dated or dated and recorded with the Register of Deeds; recorded Restrictive or Protective Covenants for the development; recorded deeds conveying land; or recorded Affidavits of Equitable Interest on contracts for deed for said tracts of land.
 - B. Within said five (5) year period actual sales occur resulting in separate owners on the tracts of land.
 - C. The division of land was legally done in conformance with the then Geary County Zoning Ordinance and Subdivision Regulations.

2. Except for lots in a recorded plat, any remaining contiguous tracts of land within the area divided under this rule held in common ownership at the conclusion of said five (5) year period shall be considered an unplatted lot and subsequent divisions of said lot shall be in conformance with the Geary County Subdivision Regulations then in effect.
3. Properties divided or platted for any use other than agricultural or residential purposes shall not be permitted to develop or further develop except in conformance with these Regulations and the Geary County Subdivision Regulations. Persons who obtain a validly issued permit under the previous Geary County Zoning Ordinance shall be permitted to develop the property so long as the permit issued under the previous Geary County Zoning Ordinance does not expire. Failure to start construction under said permit before the expiration of the permit shall not protect the owner from the provisions of these Regulations or the Geary County Subdivision Regulations then in effect.